



GENERAL PLAN SUMMARY

CITY OF GILROY, CALIFORNIA

The Gilroy *General Plan*, as adopted by City Council Resolution No. 79-87 on November 5, 1979, consists of both the *General Plan* text, which is summarized below, and the *General Plan* map, illustrated on the reverse side of this sheet. This Plan represents the culmination of an extensive planning process involving the City Council, the City Planning Commission, the City staff, a Citizens Advisory Committee, as well as the City's planning consultants, Duncan & Jones. Individual participants in this program are listed in the General Plan text.

PREFACE

Gilroy's *General Plan* is a composite of many policies, programs and intended actions to govern the future physical development of the City of Gilroy and the surrounding Planning Area. The Plan's policies are designed to preserve and enhance existing development, and to provide for orderly and appropriate new development to meet the needs of the area over the next twenty years. Although the Plan covers the period from 1979 to 2000, the emphasis is upon actions which should be taken in the more immediate future.

The summary text of the Gilroy *General Plan* is organized under five subject headings:

- Urban Development and Community Design.
- Natural Environment.
- Residential Environment.
- Economic Development.
- Public Services and Facilities.

These headings emphasize consideration of both the rural and urban environment, the interrelation of the various Plan elements, and the necessity for viewing the *General Plan* within the context of a comprehensive planning process.

The policies which form the heart of the Plan have been reproduced in full in this summary to make clear the direction the community intends to take with regard to future development. In the full *General Plan*, a deliberate attempt has been made to link specific intended implementation actions with each of the adopted policies, although it is recognized that the overall implementation program will require modification and reconsideration as time passes and circumstances change.

The *General Plan* map, illustrated on the reverse side of this sheet, is a graphic expression of official City policy regarding the development and use of land and the provisions for transportation and circulation in the Planning Area during the next twenty years.

It is important to bear in mind that the *General Plan* map cannot reflect the quality and character desired in a particular land use category in a specific location except in very general terms. The *General Plan* map indicates the predominant use of land recommended in each area, and does not preclude minor deviations from the overall pattern. It does not reflect every church, institutional, commercial, single- or multi-family residential use that may exist in areas designated for other uses, nor should it be interpreted as recommending or requiring their removal. Also, the boundaries of areas designated for a particular use or density should not be viewed as final or inflexible. There is no intention to single out one lot as opposed to another next to it for a specific use.

The land use designations on the *General Plan* map are based upon the assumption that the City of Gilroy's population will increase by 7,000 people between 1979 and 1985 and by 13,500 people between 1986 and 2000. In addition, significantly more land has been designated than these population projections demand, to allow for sufficient choice in locating new development and to prevent increases in the cost of land by unduly constraining the supply of land. Inasmuch as the ultimate urban use of the entire Planning Area is designated on the *General Plan* map,

development is phased on the Plan display map in order to prevent haphazard or premature development from occurring throughout the Planning Area.

URBAN DEVELOPMENT AND COMMUNITY DESIGN

Gilroy, situated at the eastern foot of the Santa Cruz mountains and bounded by the Llagas and Uvas Creeks, has a beautiful and unique location. In contrast to the somewhat monotonous urbanized environment of the north county, Gilroy harbors a rural character; a character which has been relinquished to urbanization in many other California cities. Historic buildings dating back to the mid-1800's are scattered throughout the Planning Area along with archaeological remnants of Gilroy's past.

The City, as it now exists, gives a sense of abundant open space due mainly to the wide, tree-lined streets in the older sections, the large areas of undeveloped land surrounding the newer sections of town, and Gilroy's pristine mountainous backdrop. If the standard type of subdivision prevails, the conventional form of development in Gilroy and if development is not restricted in some areas, the existing amenities of openness which contribute to Gilroy's rural character may be destroyed.

The City's overall urban development and community design goal is to preserve the semi-rural character of Gilroy and to foster beautification of the Planning Area by controlling the extent and form of new development. The policies listed below further these goals by addressing the location of new development, the kind of development pattern which is most desirable for Gilroy and the overall future design and appearance of the community. Many of the policies relating to urban growth are based upon the natural environmental features of the Planning Area, and the suitability of the land for urban and non-urban uses; the remainder of the policies express apparent and stated local preferences as to what kind of community Gilroy should be.

POLICIES URBAN GROWTH AND DEVELOPMENT

■ A balanced community of industrial, commercial and residential development is desired and will be actively pursued.

■ The designation of areas for new urban development will reflect the physical features and natural characteristics of the undeveloped portions of the Planning Area:

a) Hazardous areas, such as flood-prone areas and earthquake fault zones, are not suitable for intensive urban development.

b) Hillside areas are suitable only for very low-intensity development.

c) extensive areas of Class I and II agricultural land should be retained for agricultural production until the absence of alternative sites requires the conversion of agricultural land to urban uses.

■ Urban development will only occur within the

incorporated portion of the Planning Area. Land will therefore be annexed to the City before final development approval is given.

■ The City will phase development in an orderly, contiguous manner in order to maintain a compact development pattern and to avoid premature investment for the extension of public facilities and services. New urban development will occur in areas where municipal services are available and capacity exists prior to the approval of development in areas which would require major new facility expansion.

■ The City will establish a phasing plan for guiding future growth in the Planning Area. As of the date of this document (1979), urban development between 1980 and 1985 will occur within the Phase I Area. Urban development between 1985 and 2000 will occur within the Phase II Area. In principle, the Phase I Area should be congruent with the Urban Service Area.

■ Urban zoning, development approvals and building permits will only be granted to property within the Phase I Area. The City will not accept development proposals on land outside the Phase I Area except as otherwise provided in this plan.

■ Land located outside the Phase I Area will be considered an "Urban Reserve." Agriculture will be encouraged as an interim use within the Urban Reserve.

■ In the context of Gilroy's yearly *General Plan* review, the City will re-evaluate and, if necessary, adjust the Phasing Plan (policy 5) to maintain the 1-5 year and 6-20 year phases. Criteria for changes would be either an inadequate amount of vacant land to accommodate the projected growth, or a shift in geographical pattern, or the type or amount of development.

■ Agriculture is a compatible use on land in the unincorporated portions of the Planning Area designated on the *General Plan* for ultimate development in residential, commercial, institutional, or industrial use.

■ The land east of the South Valley Freeway and south of Leavesley Road will be restricted to industrial and agricultural use except as otherwise provided in this plan. The City will encourage the maintenance of agricultural uses in all undeveloped industrially designated areas.

■ New development will pay all of the incremental public service costs which it generates.

■ At full development, each major neighborhood area should have local recreational facilities and a combination of residential densities except where the natural topography does not permit intensive development.

■ Clustered development will be encouraged as a means of obtaining variety of design and a sense of openness.

■ The ecologic, aesthetic and recreational values of the creeks which flow through the Gilroy Planning Area will be protected from urban encroachment and degradation. The easements and setbacks adjacent to these creeks will be maintained in open space.

■ Gilroy will encourage agriculture and the preservation of open space between Morgan Hill and Gilroy to maintain community integrity.

COMMUNITY DESIGN AND APPEARANCE

■ Historic buildings, archaeological sites and other landmarks that give residents a tie with the past should be preserved.

■ The old downtown section of Monterey Street serves as the focal point for community identity and enhances the "sense of place" and feeling of historic continuity for residents of Gilroy. Preservation of the downtown will be of the utmost importance whenever changes in use are considered in the Central Gilroy area.

■ Entry points to the City will not be marked merely by a collection of signs; they will be identified by well-designed landscaped entrances indicating civic pride and a concern for civic beauty.

■ The City will actively promote the beautification of Gilroy by acquiring easements or development rights for open space, planting street trees and landscaping public rights-of-way.

■ Streets will be lined with trees so they become enjoyable and beautiful spaces rather than merely corridors of traffic.

■ Overhead utility lines and wooden poles should be removed in central areas, and ultimately throughout the City, and undergrounding of utilities will be required in all new developments.

■ Signs and billboards will be strictly regulated in order to minimize their impact on the visual environment.

■ No signs will be allowed within 1,000 feet of the Santa Teresa Boulevard in the unincorporated portions of the Planning Area, and within 600 feet in incorporated portions except for on-site business identification signs.

■ Hillside development will appear as a compatible rather than as an imposed development scheme by minimizing the amount of grading and topographical alteration it necessitates and by siting structures in the least obtrusive fashion. Clustered development on the hillsides will be encouraged.

NATURAL ENVIRONMENT

Gilroy's western backdrop, the pristine Santa Cruz mountains, are a highly valuable aesthetic, wildlife and recreation resource. The City will therefore ensure that any development which impinges on the hillsides is in harmony with and is sensitive to the hillside terrain and is visually appropriate when viewed from the valley floor.

Two creeks, Uvas Creek and Llagas Creek, traverse the Planning Area enhancing the open, rural character of the community. Recognizing that these creeks are sensitive fauna, flora, and archaeological areas, as well as valuable recreational and visual resources, it is the City's goal to protect and preserve the sensitive microenvironments of these creeks.

The Planning Area is also endowed with some of the most fertile lands in the nation: agricultural Class I and II soils. Acknowledging that Class I and II

agricultural lands are a finite resource and that the nation's growing population both demands more food and destroys agricultural lands through urban sprawl, it is also one of the City's goals to protect the remaining prime agricultural soils from premature and unnecessary urbanization when areas of less valuable soil character are available to accommodate new urban development.

The City also recognizes that development in natural hazard areas can incur both social costs (such as loss of life and property damage) and public costs (such as emergency flood relief and utility line repair). The City will therefore strive to prevent loss of life, reduce personal injuries and property damage, and minimize economic and social dislocations resulting from earthquakes, geologic hazards, fires, floods and other hazards through responsive land-use planning.

The following policies deal with the conservation of natural resources, the preservation of open space, the conservation of unique agricultural land, reducing the risk of damage and injury from natural hazards to an acceptable level, and the minimization of exposure to excessive noise levels.

POLICIES CONSERVATION AND OPEN SPACE

■ Land will be used for the purpose for which it is most suited by virtue of its inherent natural characteristics, as modified by its locational relationships, whether that use be urban development or natural resource preservation and utilization.

■ The City will preserve natural resource and wildlife habitat areas, reduce risk in hazardous areas and provide recreational opportunities by preserving the following areas in open space: natural resources, hazardous areas, recreational land.

■ In their natural state, the hills absorb rain runoff and help protect the lowland from flood hazards. Any proposed development must demonstrate how these features are protected.

■ The City will encourage buildings to be designed in a manner which will reduce energy consumption. Examples of energy conservation design include the use of solar heating systems, the use of external shading devices, and an increased amount of insulation. Both passive and active solar systems will be encouraged, and new homes should be designed for the best possible solar access.

■ The City will encourage weatherization and insulation of existing structures to conserve heating energy.

■ Recycling and reclamation programs along with other programs aimed at conserving natural resources will be encouraged by the City.

PUBLIC SAFETY AND SEISMIC SAFETY

Geologic and Seismic Hazards

■ Gilroy will use zoning and other land-use regulations to regulate, and in some instances prohibit, development in hazardous areas. The extent of development limitation will be commensurate both with the degree of hazard involved and with the public costs which would be incurred if emergency or remedial public actions become necessary.

■ The potential seismic, geologic, and flooding hazards to life and property will be reduced to an acceptable level of risk.

■ Faults in the area will be considered active faults, unless and until evidence to the contrary is developed through field investigation.

■ At a minimum, structures for human occupancy will be designed and constructed to retain their structural integrity when subjected to seismic activity in accordance with the Uniform Building Code.

■ New roads, bridges and utility lines (either public or private) that cross active or potentially active fault traces will be designed and constructed in a manner which recognizes the hazard of fault movement. Water, gas and electric lines will be equipped with shut-off devices which utilize the best available technology for quick shut-off consistent with providing reliable service.

Fire

■ Development will be severely restricted in high fire hazard areas.

■ In all new urban development, the water system will provide flow adequate for fire suppression for the types of structures and occupancies anticipated.

a) New commercial and industrial buildings will be limited to locations where water supply is adequate for fire suppression.

b) Where water supply in existing subdivided areas does not meet current standards for fire flow, improvement measures will be pursued.

c) In hillside areas, special fire precautions shall be made.

Erosion, Sedimentation and Expansive Soils

■ Due to the moderate to high expansive soil potential throughout the Gilroy Planning Area, soils reports will be submitted in connection with all applications for new development.

■ Development will be restricted on steep slopes and expansive soils. Slopes of 10 to 30% are suitable only for low-intensity development. Slopes greater than 30% will remain in open space.

■ All construction activities will be based on a site plan that provides for necessary methods of erosion and deposition control throughout the various stages of actual site development and use.

Flooding

■ Native vegetation will be maintained on the hillside terrain in the Planning Area to reduce erosion and slow the speed of rainfall runoff.

■ In preference to the construction of expensive flood prevention facilities, flood ways will be left open for agriculture and recreational use in areas of particular risk and where protection is minimal.

■ Measures to reduce flood damage to individual properties will only be undertaken where the potential for hazard due to flood erosion is not increased on other properties.

■ The City Council urges completion of the 566 Flood Control Project.

NOISE

■ The City will establish a physical development pattern compatible with the noise environment of Gilroy. Gilroy will preserve peaceful noise conditions where they currently exist and ensure that residential neighborhoods and park areas are the quietest areas in the community.

■ Areas in which noise levels presently exceed or will, through further development, exceed the City's maximum permissible levels are inappropriate for the development in question.

■ In order to protect residents from freeway, expressway, highway traffic, and industrial noise, stringent buffering standards will be developed. Acoustical design will be an important consideration in all projects and developments to reduce noise levels.

■ Open land will be used to buffer residential areas from highways and industrial areas wherever possible.

■ The City of Gilroy will coordinate with other agencies in the region in noise abatement measures.

■ The City will increase the opportunities for public input on noise issues and publicize the existence of avenues by which citizen noise problems can be quantified and mitigated.

AGRICULTURE

■ Urbanization will be contained within an area large enough to meet foreseeable need but which will not intrude unnecessarily on, or cause premature conversion or impair the productivity of agricultural lands.

■ The City will attempt to develop cooperative agreements with the County whereby the County would refrain from approving urban development in locations outside the City which conflict with the City's adopted *General Plan* land use and development phasing designations and policies.

■ Agriculture will be encouraged as a desirable interim use in undeveloped portions of the Planning Area.

RESIDENTIAL ENVIRONMENT

Gilroy's present housing stock is a vital mix of old and new. In the downtown and eastern portions of Gilroy, older single-family structures, some dating back to the 1860's, line the streets. The architecture, structural uniqueness, established landscaping, and tree-lined streets found in these areas, add to Gilroy's charm, identity and character. New development in Gilroy has also been characterized by single-family homes. Unlike homes in the older sections of town, the new development is composed typically of larger lot, lower density, three- and four-bedroom tract homes. Current new development in Gilroy not only caters to a relatively narrow range of family characteristics and lifestyles, it also caters to a narrow range of income levels. If the community goal of a pleasant living environment offering all residents freedom of choice with respect to location, house types and housing cost is to be realized, a variety of public and private efforts will be required to address the housing needs of Gilroy's residents.

POLICIES

■ The City will regulate new residential development so as to foster a variety of housing types, densities, and costs, including low and moderate income units, while preserving the character of the individual neighborhoods.

■ The City recognizes its responsibility for housing a fair share number of low income families. In order to increase the number of low income housing units, the City will require or provide incentives to developers to include low and moderate income housing units in their development proposals.

■ The City will not use zoning in ways which exclude persons on the basis of economic, ethnic, age, sex or disability characteristics. Instead, zoning will be used to encourage variety and community-wide mix in housing types and will provide adequate sites for housing persons of differing lifestyles and income levels.

■ The City will not allow housing developments to be built on land which is environmentally unsound to support such development. This includes such environmentally hazardous areas as earthquake faults, floodways, fire areas, or land subject to major liquefaction. It will also emphasize the need to design with nature, not against it.

■ The City will not allow the construction of residential uses east of the South Valley Freeway south of Leavesley Road except as otherwise provided in this plan.

■ Consideration of proposed new housing will include an assessment of its impact upon local public services, utilities and schools. The City will reject development which will over-burden the capacities of or budgets for public services and utilities.

■ The City will actively encourage Planned Unit Developments within Gilroy as a means of achieving a more innovative and varied approach to solving housing problems.

■ The City recognizes the need for alternative styles and types of housing and will support the development of townhouses, mobile home parks, condominiums and apartments in suitable locations subject to the appropriate review considerations.

■ The development of condominiums and conversion of apartments to condominiums will be subject to the City's criteria.

■ Housing for low and moderate income families will be provided in a variety of areas throughout the City to avoid the concentration of such housing in any one area.

■ Houses or neighborhoods of historic significance will be preserved and protected.

■ The City will strongly encourage rehabilitation or redevelopment of any sub-standard housing units within its boundaries to current standards of safety, sanitation and neighborhood amenity. The City will ensure that any code enforcement program does not impose disproportionate hardships on the City's low income families, elderly, and handicapped residents.

■ Moderate density residential development, characterized by smaller lot sizes and a greater proportion of attached housing units, will be encouraged in those portions of the Planning Area characterized by a transition from single-family to high-density multi-family or non-residential uses.

■ The City recognizes that the housing assistance needs of Gilroy's low and moderate income residents are a public as well as a private responsibility. It will, therefore, actively assist Gilroy's low income families, senior citizens, and handicapped residents in securing decent housing and a suitable living environment.

ECONOMIC DEVELOPMENT

Two goals underlie the General Plan's policies on commercial and industrial development: 1) preserving existing amenities and creating new amenities in the future and 2) encouraging a favorable environment for business and industry by following a rational pattern for distributing these activities to locations in the City where their performance can be maximized for private and public advantage, and where their operations will not have any undesirable effects upon adjacent uses.

POLICIES INDUSTRIAL

■ New industrial uses which can provide jobs for Planning Area residents will be actively encouraged to locate in the Gilroy Planning Area; however, industrial uses which create noxious or nuisance conditions will not be allowed to locate in the Planning Area.

■ Heavy industrial activities will be concentrated in one area to avoid unsightly or incompatible scattered development. This type of industrial activity will be located in an area which is close to major transportation routes, which is within the Insurance Service Office's (ISO) prescribed "running distance" of a fire station, which has adequate land for industrial expansion, and which is adjacent to compatible land use activities.

■ The development of a well-designed industrial park area (in terms of parcel size, landscaping, and location) will be encouraged in order to attract new light industrial development to the Gilroy area.

■ Industrial development will be required to meet performance standards based on factors of noise, odor, traffic and air pollution in order to minimize its impacts on established or proposed residential areas.

■ The City will require that defunct or abandoned structures on industrial land which pose a visual blight or physical hazard be dismantled or removed within a reasonable period of time. In addition, the City will require the screening and control of unsightly or excessively noisy operations.

■ Agriculture will be encouraged as an interim use in vacant areas designated for industrial use.

■ Industrial park uses could be considered acceptable in areas other than those designated "Industrial Park" on the General Plan map if such uses are shown to meet established criteria in terms of environmental compatibility with existing or planned adjoining residential and commercial uses, and high standards of landscaping, buffering, and design.

COMMERCIAL

■ New commercial uses will be encouraged to group into clustered areas or centers containing professional offices, retail sales and services. These uses will not be permitted to occur in a strip form of development (shallow depth, linear form).

■ Commercial uses will be clustered at the intersection of major thoroughfares. Commercial uses will not be permitted on Santa Teresa Boulevard except at Day Road.

■ Residential uses will be protected from the possible adverse effects from adjacent commercial centers by a rigorous design review procedure which emphasizes high standards of construction, design, buffering and screening.

■ Landscaping on commercial properties will be well maintained. Those properties currently without landscaping will be encouraged to provide landscaping.

■ Curbs and gutters will be required in the commercial areas along North Monterey Street.

■ Auto-oriented commercial uses, that front on major thoroughfares, will present a high-quality design and will be adequately screened from adjacent uses. Access to these uses will be controlled to minimize circulation conflicts.

■ Commercial development will not be permitted along Santa Teresa Boulevard, except at Day Road, in order to minimize the number of points of ingress and egress along the roadway. Gilroy will also request the County of Santa Clara not to permit commercial development along Santa Teresa Boulevard.

■ No more than one service station will be permitted at any intersection. No service station will be permitted on Santa Teresa Boulevard.

■ No new commercial or professional office businesses will be permitted north of Day Road.

■ No new commercial uses will be allowed north of Liman Avenue on the west side of Monterey Street.

■ All new commercial development along First Street will be Planned Unit Development with emphasis on larger interrelated developments as opposed to smaller spot developments. Developments will include such amenities as extensive landscaping, a minimum of 30 foot setbacks and an architectural style which is compatible with the newer development along First Street.

■ Commercial development will not be permitted west of Santa Teresa Boulevard.

DOWNTOWN

a) The downtown will provide in close proximity, governmental services and facilities, cultural and recreational activities, a broad range of retail activities, financial and professional services, entertainment and housing for residents.

■ The downtown will be physically oriented to encourage pedestrian movement and to reduce circulation conflicts between automobiles, pedestrians and bicyclists.

■ Off-street parking facilities will be provided close to the retail facilities, and usually on the periphery of the core to facilitate easy automobile access from the residential areas to the east and west, and to encourage as continuous and unbroken a building facade as possible on both sides of Monterey Street.

■ Parking lots fronting onto the west side of Monterey Street will be discouraged.

■ The City will encourage restorative maintenance to be applied to deteriorated buildings in Downtown and restrict the demolition of historically and/or architecturally significant buildings to accommodate new development.

■ Specialty shops and other uses which can provide support to the potentially distinctive historic atmosphere of Downtown will be encouraged.

PUBLIC SERVICES AND FACILITIES

Public services are defined as those programs, such as health care, nutrition, recreation and educational programs which the City provides or for the provision of which the City gives support or encouragement. Public facilities are defined as physical structures and infrastructure, such as water, wells and lines, sanitary sewerage, roads, bike paths and flood control improvements.

A basic goal of the City government is to enhance the environment of the home and community. Implicit in this goal is the improvement of the community's social as well as its physical environment. If past experience provides an indication of what can be expected in the future, the demand for social programs and public facilities will continue to increase in Gilroy. With respect to social programs, it seems clear that the demand for nutrition, crafts, health and recreation programs for Senior Citizens will expand as the proportion of elderly residents in Gilroy increases. Other trends, such as an increasing per capita amount of leisure time and an increase in the proportion of income spent on recreation indicate that the demand for recreational programs and facilities will continue to grow. Due to increasing transportation and fuel costs, local recreational programs and parks are likely to absorb most of this increased demand.

Through the General Plan's public service policies, the City will strive to provide its residents with adequate and varied public facilities and programs, both to meet their current and their future demand for public services.

In terms of public facilities and infrastructure, the City recognizes that the provision of public facilities such as roads, sewers, and water lines can play a major role in influencing the timing and location of development. Without these facilities, urban development in most cases generally could not occur. Conversely, extension of public facilities into an undeveloped area can create or stimulate pressures for development earlier than would otherwise occur. These demands can undermine and ultimately overwhelm any land use regulations which may have sought to preserve open space or achieve a logical sequence of development. Consequently, public facility extension policy is an important tool which can be used either to promote urban sprawl or to control urban development and reduce the unnecessary economic, social and environmental costs of sprawl.

The General Plan's public facility policies amplify the City's commitment to ensuring that the provision of public facilities is consistent with, and mutually supportive of a desirable and appropriate pattern of urban development. The successful implementation of Gilroy's urban development and community design goals and policies will depend, to a large extent, on the control exercised over the provision of public facilities both by the City of Gilroy and by the County of Santa Clara.

POLICIES

■ The City will support a system of public facilities which will:

a) support and encourage a contiguous pattern of land use, and discourage premature development or overdevelopment in the absence of necessary municipal improvements;

b) minimize adverse impact on the environment, and adverse fiscal, economic and social impacts on the community;

c) protect the health, safety and general welfare of Gilroy's residents by providing a level of service consistent with the needs of individual neighborhoods and the community as a whole.

■ The City will provide a full range of necessary public facilities and services that are convenient to users, economical, and that reinforce City and community identity.

■ The City should encourage the development of a Community Services Center. Ideally, this Center would be located in close proximity to the downtown shopping area and public transportation routes.

PARKS/RECREATION

■ Parks and recreation facilities of varying sizes, function and location will be provided to serve Gilroy's entire population.

■ The City will provide a variety of recreational programs, serving the various age, sex and interest groups in Gilroy in order to enhance the quality of life in the community.

■ Parks and recreational facilities will be equitably distributed throughout the urbanized area. Neighborhood recreation facilities will be provided in existing neighborhoods where such facilities are presently lacking.

■ Gilroy's overall park and recreational area will be based upon its population size. The City should maintain a standard of at least five acres of developed parkland per 1,000 residents.

a) Temporarily vacant land cannot be substituted for permanent publicly-owned park and recreational space.

b) Although quasi-public open space such as camping areas and private clubs and recreational facilities will be encouraged to remain in recreational use on a permanent basis, these areas cannot be substituted for publicly-owned park and recreational space in meeting Gilroy's parkland standard.

■ In private developments, the provision of as much outdoor recreational open space as possible will be encouraged through the use of incentives and regulations. Cluster development providing pedestrian paths and greenways will be supported and encouraged.

■ Developers of new residential subdivisions will be required to dedicate land and/or pay fees in lieu of dedication for the acquisition and development of recreational facilities which will serve the subdivision.

■ Wherever possible, school and park facilities will be located adjacent to one another to enable facilities to be shared rather than duplicated.

■ Neighborhood parks will be no less than three acres in size. These facilities will be located within walking distance for elementary age children. Community parks will be at least 20 to 30 acres in size.

■ The City will attempt to acquire the rights to use public and quasi-public utility corridors as linear parks. These parks will provide the network for a system of pedestrian paths and bicycle trails. Wherever possible, the path and trail system will be linked to each other and to those planned by the Santa Clara County Parks and Recreation Department.

■ Existing parks and other outdoor recreation areas will be strongly defended against encroachment by incompatible uses. Where recreational lands must be taken for street right-of-ways or other uses, they will be replaced with other recreation areas of equivalent size, usability, and quality to serve the same population.

■ Parks will be designed and landscaped in a way which will minimize their need for maintenance and enable them to resist acts of vandalism. Parks will be landscaped with drought resistant vegetation whenever possible.

SCHOOLS

■ The timing and location of new residential development will be controlled in a manner which is compatible with the ability of the Gilroy Unified School District to accommodate the additional enrollment which it generates. Verification of remaining capacity in local schools will become part of the review process for residential subdivisions with assigned build-out.

■ In order to offset the costs of those new elementary and secondary school facilities which are needed, developers will be required to dedicate land and/or pay fees for school facilities.



GENERAL PLAN

RESIDENTIAL

1	RURAL	MAX. 2/5 DUs/Ac	MIN. 2.5 Ac/DU
2	HILLSIDE	DENSITY SET BY ZONING DISTRICT	
3	ESTATE	MAX. 3 DUs/Ac	MIN. 14,520 SqFt/DU
4	LOW DENSITY	MAX. 7 1/4 DUs/Ac	MIN. 6,000 SqFt/DU
5	MEDIUM DENSITY	MAX. 16 DUs/Ac	MIN. 2,725 SqFt/DU
6	HIGH DENSITY	MAX 30 DUs/Ac	MIN. 1,450 SqFt/DU

COMMERCIAL

O	PROFESSIONAL OFFICE
L	GENERAL COMMERCIAL:LOCAL
CBD	GENERAL COMMERCIAL:CENTRAL BUS. DIST.
SC	GENERAL COMMERCIAL:SHOPPING CENTER
GS	GENERAL COMMERCIAL:SERVICES
A	AUTO SALES AND SERVICE
V	VISITOR SERVING

INDUSTRIAL

IP	INDUSTRIAL PARK
GI	GENERAL INDUSTRIAL

OTHER

PI	PUBLIC/INSTITUTIONAL
EJHC	SCHOOL*
	PARK/RECREATIONAL/TRAIL (.....)
1	OPEN SPACE: 30%+ SLOPE
2	OPEN SPACE: FLOOD
3	OPEN SPACE: SEISMIC
4	OPEN SPACE: VISUAL
5	OPEN SPACE: HABITAT
SP	SPECIAL PLAN AREAS (SEE GENERAL PLAN TEXT)
FE	FREEWAY/EXPRESSWAY WITH INTERCHANGE
TF	THOROUGHFARE (APPROX. ALIGNMENT——)
CL	COLLECTOR (APPROX. ALIGNMENT----

*E: ELEMENTARY, J: JUNIOR HIGH, H: SENIOR HIGH, •: PRIVATE, C: COLLEGE
NOTE: CIRCULAR SYMBOLS INDICATE APPROXIMATE LOCATIONS

CITY OF
GILROY,
CALIFORNIA

GENERAL
PLAN
REVISION
PROGRAM
1978-79



FEET
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